



# BOROUGH OF CORNWALL

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## PLANNING AND ZONING COMMISSION

June 3, 2013

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, June 3, 2013 at the Borough Hall. In attendance were:

### Commission Members

Jeff Snyder Robert Simmermon Jim Williams John Karinch

### Borough Officials

Steve Dellinger Joe Keaney

### Public

List is Attached

1. Mr. Snyder called the meeting to order at 7:30 P.M.
2. **Bollard-Sheridan Subdivision Plan (Granite Street Townhouses)**

The walkway between the driveway and Granite Street was paved since last month's meeting.

3. **H&K – The Preserve at Historic Cornwall Village**

No change in status since last month's meeting.

4. **Alden Place – Welcome Center**

Construction is well underway on the project. Inspections of improvements have been performed when requested.

5. **Cornwall Manor – The Woods – Phase II-B**

Paul Weidman, representing Cornwall Manor, submitted information on two (2) proposed house model changes in The Woods (see attached sketches).

104 Overlook Drive - a model change from an Evergreen (2-car garage) to a Willow model with a 1-car garage and the addition of a sun room and deck. The total square foot change is 185 less than what was previously approved.

108 Overlook Drive - a model change from an Oak model (2-car garage) to an Evergreen (2-car garage) and the addition of a sun room and deck. The total square foot change is 334 greater than what was previously approved.

A motion was made by Mr. Williams with a 2<sup>nd</sup> by Mr. Karinch to approve the two changes, resulting in a total of 149 sq. ft. greater impervious cover. All present members voted in favor of these changes. The Borough Engineer, Steve Dellinger, will add these figures to his spreadsheet concerning changes made to the approved final land development plan, so as to not go over the planned for, and accepted, stormwater calculations.

Mr. Dellinger was also asked to write a letter to County Planning to inform them of these approved changes.

Mr. Weidman informed the P&Z council that six (6) out of the 32 planned dwellings in The Woods – Phase II-B have been spoken for.

6. **Cornwall Manor – Carriage House Apartments**

The review comments on the Preliminary/Final Land Development plan were discussed at the May 6<sup>th</sup> P&Z meeting. Steckbeck Engineering is currently waiting for a decision from DEP regarding the level of NPDES permitting required. Steckbeck Engineering will come back to the Planning Commission with revised plans when they have more concrete information concerning what permits are required. Any additional waiver/modification requests will also be submitted at that time.

Josh Weaber, representing Steckbeck Engineering was present and spoke about the DEP permitting issue. After meeting with DEP, Josh said that the plan will stay essentially the same as previously developed. The plan will be resubmitted with minor modifications for the review process to proceed. ~~It is then up to the State to act upon submitted plan.~~

7. **Lebanon Valley Rail Trail – LVRT - Cornwall Borough Trail Head**

John Wengert, representing LVRT, and Randy Shearer and Mark Wilson, representing LVRT and Wilson Consulting Group, informed P&Z about improvements they are proposing for the Cornwall trailhead. The Cornwall trailhead is the most popular and accessed trailhead in Lebanon county. LVRT has DCNR funds for improvements. Mr. Wengert mentioned that the current traffic flow within the trailhead confines is not ideal. The root beer barrel and trees surrounding it will not be moved nor disturbed. The impervious area of the current trailhead occupies 0.67 acres and with improvements will be increased to approximately 0.8 acres. Attempts to purchase a strip of land directly to the north of the trailhead have been unsuccessful. Planned improvements would consist of a compost-type comfort station and paving the current entrance as well as “formalizing the ring road”. There are currently 39 parking spaces and with the proposed improvements there would be up to an estimated 70.

In order to proceed, LVRT will need a stormwater management plan. It was mentioned that this could possibly be contained under the current parking area. If the composting

toilets are not allowable an EDU would need to be acquired from the Water Authority. LVRT was directed to speak with Lori Books in the County office to find out the feasibility of the composting-type facilities.

A motion was made by Mr. Williams, with a second from Mr. Simmermon to recommend to Borough Council to waive the requirement for the preparation of a land development plan upon the conditions that a stormwater management plan is submitted, as well as the acceptance of the compost-type comfort station by the SEO. Mr. Snyder, Mr. Williams and Mr. Simmermon voted for the recommendation while Mr. Karinch abstained.

8. **Tracy Kauffman – 109 Lackawanna Drive – Brush Pile – Karinchville**

Tracy Kauffman presented a letter to P&Z, along with photos of a neighbor's brush pile that encroaches on her property. She stated she does not know the neighbor's name but has spoken to him for years about the growing pile of yard refuse. She stated that on numerous occasions he told her he would clean it up but has never done so.

Joe Keaney, Borough Council president, took a copy of the letter and photos so he could show them to the Borough Solicitor, Josele Cleary to get an opinion on what direction to take in order of rectifying the situation.

P&Z advised Ms. Kauffman to attend the next Borough Council meeting to get an update on what has been learned from the Solicitor.

9. **Craig Holzman Property – Rexamont Road**

An email was received from Jeff Steckbeck concerning a proposed dwelling on Craig Holzman's property off of Rexamont Road. Gerald Musser spoke to Mr. Steckbeck about changing the house footprint and flipping the driveway location to the opposite side of the lot. Mr. Steckbeck advised Mr. Musser to attend the P&Z meeting with a prepared sketch of proposed changes. Mr. Musser was not in attendance. Mr. Steckbeck recommends that the proposed drainage pipe under the driveway be changed to a dipped swale due to the land configuration.

Mr. Dellinger recommended to P&Z that a new plan with water calculations and proper location of the new driveway configuration needs to be submitted for further consideration.

10. **Shentel Cell Phone Tower – Proposed tower off of Rexamont Road**

Mr. Karinch received a letter from Shenandoah Personal Communications LLC, Shentel, with specifics concerning future rental fees and yearly percentage increases. In order to build a tower, zoning for the lot would need to be changed from its current Residential Medium Density, RMD. Shentel is interested in a 100' x 100' parcel off of Rexamont road. Proposed height of the tower would be about 150'.

It was discussed that prior to any decisions on the construction of a cell tower in that area that the area residents would need to be informed of the possibility of the cell tower's presence. It was not decided upon how that communication would be made.

**11. 756 Aspen Lane – Parked Travel Trailer**

It was brought to the attention of P&Z by a concerned citizen that a travel trailer has been parked directly off of Aspen Lane, in front of the house at 756 Aspen Lane. Spring Hill Acres is zoned Residential Forest and travel trailers/RV's, boats, etc. are not permitted in the front or side yards, in front of the dwelling.

Chief Bruce Harris was contacted and he confirmed the travel trailer and mentioned that it appeared that some small trees/shrubs had been taken down in order to park the trailer in that location. In the past Chief Harris stated that the Lebanon Zoning Officer was contacted in similar situations and that the problem was then resolved through the Zoning Officer's office.

A recommendation was made by Mr. Karinch, 2<sup>nd</sup> by Mr. Williams to have the Borough Engineer send communication to Lebanon County Zoning Office informing them of the situation. Mr. Dellinger said he would contact the Zoning Office first thing Tuesday morning.

**12. Cornwall Manor – North Hills building**

Paul Weidman, representing Cornwall Manor, informed the P&Z members present that the former North Hills building on the Manor campus has been demolished and removed. The area has been graded and seeded.

A motion was made by Mr. Karinch and 2<sup>nd</sup> by Mr. Williams to adjourn the meeting and was unanimously approved.

**Meeting adjourned at 8:15 p.m.**

**Upcoming Commission Meeting**

Monday, July 1st, Planning & Zoning's regular meeting at 7:30 p.m., Borough Hall.

Respectfully submitted,

Robert Boo Simmermon  
Secretary

Cc: Borough Council  
Jeff Steckbeck, Borough Engineer for Public Works  
County Planning Department  
Steven Dellinger, Borough Engineer for SLDO  
Josele Cleary, Solicitor

